

## FOR SALE OR LEASE

- 29,129 $\pm$  SF retail building on 3.0 acres
- Tremendous location near Bangor Mall
- Lighted intersection
- Lease Rate: \$12.00/sf NNN
- Sale Price: \$2,950,000

**668**  
**STILLWATER AVE**  
**BANGOR, ME**



FOR MORE INFORMATION CONTACT:



**Drew Sigfridson, SIOR**

T 207.772.1333

F 207.871.1288


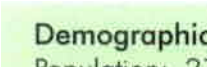
[dsigfridson@boulos.com](mailto:dsigfridson@boulos.com)

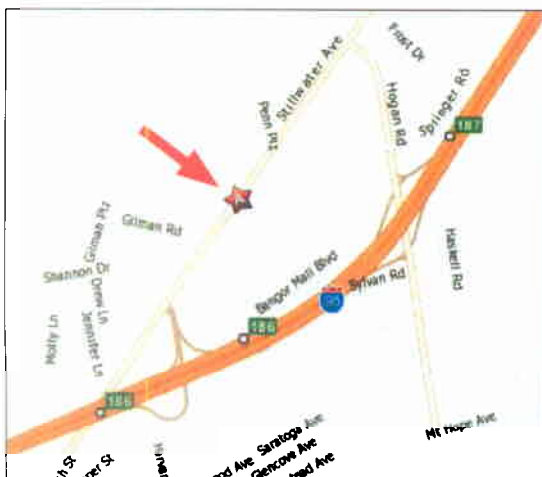
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## PROPERTY INFORMATION

Owner:	Sacco of Maine, LLC	
Building Size:	29,129± SF	
Land Size:	3.0± acres	
Assessor's Reference:	Map R61, Lot 21A	
Registry of Deeds:	Book 9184, Page 299	
Zoning:	S & PS (Shopping and Personal Services)	
Assessed Values:	Land: \$ 850,200 Building: <u>\$1,524,100</u> Total: <u>\$2,374,300</u>	
Real Estate Taxes (2010):	\$45,230.42	
Year of Construction:	1999	
Traffic Count:	20,610 AADT (2007)	
Water/Sewer:	Municipal	
Sprinkler System:	Yes, facility is sprinklered throughout.	
Construction Type:	Masonry	
HVAC:	Roof top units	
Parking:	143 spaces on-site (Ratio 5.0/1000)	
Floor Plan:	See attached.	
Lease Rate:	\$12.00/sf NNN	
Sale Price:	\$2,950,000	



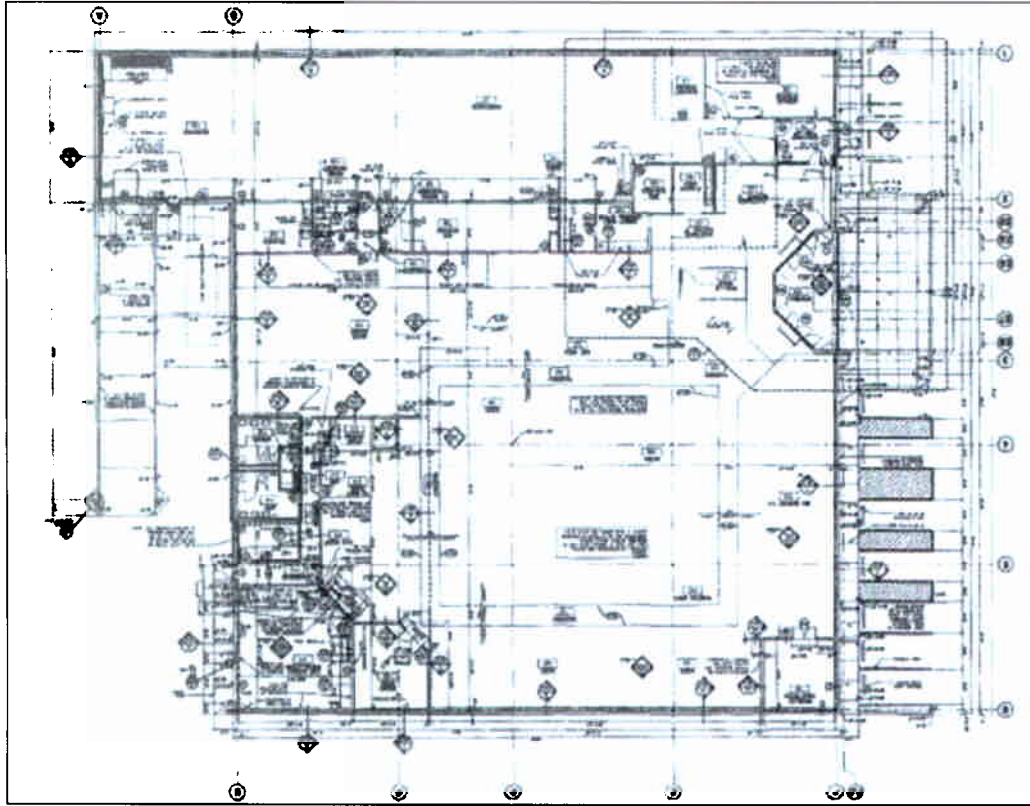
## Demographics

Population: 273,730  
Households: 111,537  
Average Household Income: \$46,290

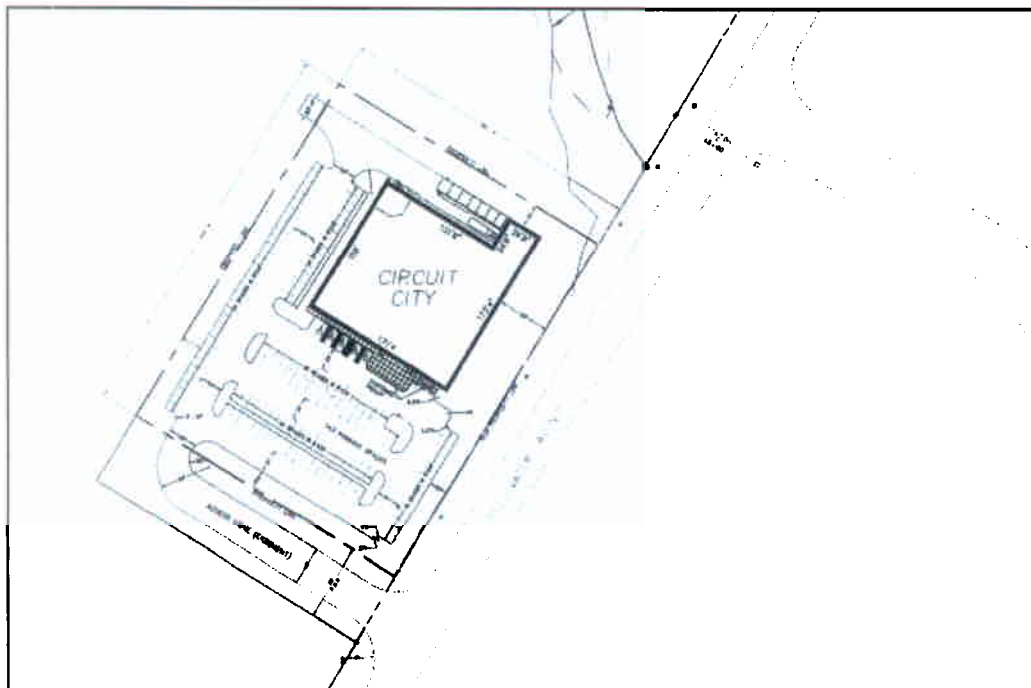
- Easy access off I-95/Maine Turnpike
- Commercial and financial hub of eastern and northern Maine
- Regional draw serving northern and eastern Maine
- Near Bangor Mall and other strong national retailers

**663 STILLWATER AVE**  
**RETAIL SPACE FOR SALE OR LEASE**  
BANGOR, ME

**FLOOR PLAN**



**SITE PLAN**





**668 STILLWATER AVE**  
**RETAIL SPACE FOR SALE OR LEASE**  
6,100 SQ. FT.

**AERIAL VIEW**



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CB RICHARD ELLIS

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